

006.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

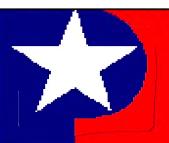
883,900 / 883,900

USE VALUE:

883,900 / 883,900

ASSESSED:

883,900 / 883,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEATXE DENISSE	
Owner 2: STANFORD JOSEPH	
Owner 3:	

Street 1: 56 RANDOLPH STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PARKER CATHERINE V -

Owner 2: -

Street 1: 56 RANDOLPH STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2129 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3375	Sq. Ft.	Site			0	80.	1.54	1									416,999						417,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3375.000	465,600	1,300	417,000	883,900		5880
							GIS Ref
							GIS Ref
							Insp Date
							11/04/17

1 of 1 CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

883,900 / 883,900

USE VALUE:

883,900 / 883,900

ASSESSED:

883,900 / 883,900

USER DEFINED

Prior Id # 1:	5880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	18:46:03
LAST REV Date	Time
08/13/21	09:26:15
apro	
619	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	465,600	1300	3,375.	417,000	883,900		Year end	12/23/2021
2021	104	FV	573,000	1300	3,375.	417,000	991,300		Year End Roll	12/10/2020
2020	104	FV	572,000	1300	3,375.	417,000	990,300	990,300	Year End Roll	12/18/2019
2019	104	FV	430,500	1300	3,375.	443,100	874,900	874,900	Year End Roll	1/3/2019
2018	104	FV	404,600	0	3,375.	323,200	727,800	727,800	Year End Roll	12/20/2017
2017	104	FV	379,100	0	3,375.	281,500	660,600	660,600	Year End Roll	1/3/2017
2016	104	FV	379,100	0	3,375.	239,800	618,900	618,900	Year End	1/4/2016
2015	104	FV	337,000	0	3,375.	234,600	571,600	571,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKER CATHERIN	76583-243	1	12/30/2020		910,000	No	No		
PARKER GLEN & C	58849-174		4/9/2012	Convenience		1	No	No	
ANDREWS PAUL R	30709-177		9/23/1999		395,000	No	No		
ANDREWS PAUL R	22137-360		6/19/1992			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/20/2004	29	Redo Bat	5,000					SKYLIGHT	1/12/2021	SQ Mailed	MM	Mary M
10/7/2002	939	Wood Dec	11,000					REBUILD FRONT AND	11/4/2017	Inspected	HS	Hanne S
5/4/1998	250	Redo Kit	15,000					REMODEL KIT/BATH	10/21/2017	MEAS&NOTICE	HS	Hanne S
10/16/1992	516	Manual	6,200					SIDING	4/7/2009	Meas/Inspect	163	PATRIOT
									9/21/1999	Mailer Sent		
									9/21/1999	Measured	263	PATRIOT
									9/1/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average												
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Average												
Foundation: 3	- BrickorStone			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix: 1	Rating:												
Roof Struct: 2	- Hip																
Roof Cover: 1	- Asphalt Shgl			OTHER FEATURES													
Color: TAN					Kits: 1	Rating: Average											
View / Desir:					A Kits: 1	Rating: Average											
GENERAL INFORMATION				Fpl: 1	Rating:												
Grade: C	- Average			WSFlue: 1	Rating:												
Year Blt: 1915	Eff Yr Blt:			CONDOS INFORMATION													
Alt LUC:	Alt %:			Location:													
Jurisdct: G4	Fact: .			Total Units:													
Const Mod:				Floor:													
Lump Sum Adj:				% Own:													
INTERIOR INFORMATION				Name:													
Avg Ht/FL: STD				DEPRECIATION													
Prim Int Wal 2	- Plaster			Phys Cond: AG	- Avg-Good			26.4 %									
Sec Int Wall:				Functional:				%									
Partition: T	- Typical			Economic:				%									
Prim Floors: 3	- Hardwood			Special:				%									
Sec Floors:				Override:				%									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 180.00	COMPARABLE SALES												
Bsmnt Gar:				Size Adj.: 1.20292258	Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3	- Typical			Const Adj.: 1.00989902													
Insulation: 2	- Typical			Adj \$ / SQ: 218.669													
Int vs Ext: S				Other Features: 117247													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 632659													
% Com Wal				Depreciation: 167022													
				Depreciated Total: 465637													
MOBILE HOME				WtAv\$/SQ: 180.00	AvRate: 1.00	Ind.Val: 218.67	PARCEL ID 006.0-0006-0002.0										
Make: Model: Serial # Year: Color:				Special Features: 0	Val/Su Net: 141.05	Final Total: 465600	Val/Su SzAd: 245.18	IMAGE									
SPEC FEATURES/YARD ITEMS								AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	20x21	A	AV	2014		3.14	T	5	104			1,300	
More: N	Total Yard Items:	1,300		Total Special Features:					Total:			1,300					